046.0	0003	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,003,000	/	1,003,000
USE VALUE:	1,003,000	/	1,003,000
ASSESSED:	1,003,000	/	1,003,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54	-54B	LEWIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PHAN MIKE &
Owner 2:	LEE MARIAN
Owner 3:	
Street 1:	54A LEWIS AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEE MARIAN & PHAN MIKE -
Owner 2:	-
Street 1:	54A LEWIS AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,770 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Aluminum Exterior and 4446 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5770.000	552,000	200	450,800	1,003,000
Total Card	0.132	552,000	200	450,800	1,003,000
Total Parcel	0.132	552,000	200	450,800	1,003,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 225.60 | /Parcel: 225.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	32538
GIS Ref	
GIS Ref	
Insp Date	11/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 046.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	552,200	200	5,770.	450,800	1,003,200	1,003,200	Year End Roll	12/18/2019
2019	104	FV	416,900	200	5,770.	478,900	896,000	896,000	Year End Roll	1/3/2019
2018	104	FV	416,900	200	5,770.	349,300	766,400	766,400	Year End Roll	12/20/2017
2017	104	FV	390,800	200	5,770.	304,300	695,300	695,300	Year End Roll	1/3/2017
2016	104	FV	390,800	200	5,770.	259,200	650,200	650,200	Year End	1/4/2016
2015	104	FV	348,000	300	5,770.	253,600	601,900	601,900	Year End Roll	12/11/2014
2014	104	FV	348,000	300	5,770.	208,500	556,800	556,800	Year End Roll	12/16/2013
2013	104	FV	362,200	300	5,770.	198,300	560,800	560,800		12/13/2012

!3895!

PRINT

Date	Time
12/10/20	19:01:40

LAST REV

Date	Time
04/09/19	15:08:58
apro	
3895	

USER DEFINED

Prior Id # 1:	32538
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEE MARIAN & PH	62324-204		7/26/2013	Convenience		No	No		
MANGANELLI CHES	23839-555		11/1/1993		175,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2015	1006	Porch	2,000		7/24/2015			redo porch floorin
4/13/2007	240	Redo Kit	6,000					
8/16/2001	577	New Wind	15,000	C				27 NEW WINDOWS
7/25/1995	428	Manual	500					STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
11/28/2018	MEAS&NOTICE	CC	Chris C
1/6/2009	Meas/Inspect	189	PATRIOT
9/9/2008	External Ins	BR	B Rossignol
3/30/2000	Inspected	264	PATRIOT
3/7/2000	Measured	263	PATRIOT
7/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5770		Sq. Ft.	Site		0	80.	0.98	1			Easemen	-5					450,755						450,800	

Total AC/HA: 0.13246 | Total SF/SM: 5770 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 450,755 | Spl Credit | Total: 450,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.95701754
Const Adj.:	0.96040195
Adj $ / SQ:	156.251
Other Features:	147500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	800014
Depreciation:	248004
Depreciated Total:	552010

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	4	HB	

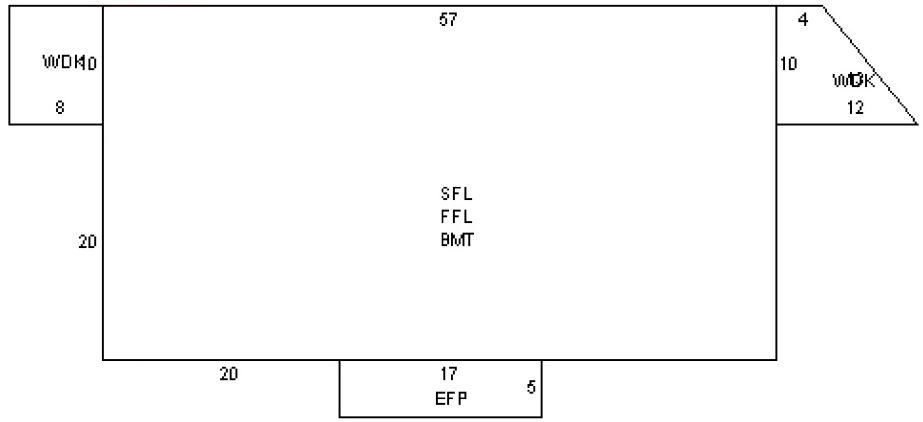
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	156.25
Special Features:	0	Val/Su Net:	102.70
Final Total:	552000	Val/Su SzAd	161.40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,710	65.160	111,418
FFL	First Floor	1,710	156.250	267,189
SFL	Second Floor	1,710	156.250	267,189
WDK	Deck	160	11.760	1,882
EFP	Enclos Porch	85	56.910	4,837

Net Sketched Area:	5,375	Total:	652,515
Size Ad	3420	Gross Are	5375	FinArea	4446
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 046.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A1	METAL SHD	D	Y	1	10 X 8	A	AV	1980	4.25	T	31.2	104			200			200

More:	N	Total Yard Items:	200	Total Special Featues:		Total:	200